



CITY OF CHARLESTON

# Planning Commission Agenda Package

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FOR THE MEETING OF :

**December 19, 2012 5:00PM 75 Calhoun St**

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CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

[www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc)

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF DECEMBER 19, 2012

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, December 19, 2012** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

### REZONINGS

1. **Three parcels on Walter Dr & Cane Slash Rd (Johns Island) TMS# 3130000054, 056 & 057 – 59.22 ac.**  
Request rezoning from Light Industrial (LI) to Single-Family Residential (SR-6).  
Owner: JI Development Venture, LLC  
Applicant: HLA, Inc.
2. **19 Folly Rd Blvd (West Ashley) TMS# 4211100063 – 0.4 ac.** Request rezoning from General Business (GB) to Mixed-Use Workforce Housing (MU-2/WH).  
Owner: Werner G. Burky c/o Howell & Associates  
Applicant: Thomas & Hutton – Tony Woody
3. **25 Folly Rd Blvd (West Ashley) TMS# 4211100058 – 1.78 ac.** Request rezoning from General Business (GB) to Mixed-Use Workforce Housing (MU-2/WH).  
Owner: Werner G. Burky c/o Howell & Associates  
Applicant: Thomas & Hutton – Tony Woody
4. **35 Folly Rd Blvd (West Ashley) TMS# 4211100057 – 3.44 ac.** Request rezoning from General Business (GB) to Mixed-Use Workforce Housing (MU-2/WH).  
Owner: Albemarle Associates of Mt. Pleasant, LLC  
Applicant: Thomas & Hutton – Tony Woody
5. **1695 Old Military Rd and four parcels on Grimball Rd Ext (James Island) TMS# 4310000026, 4310100003, 024, 025 & 026 – approx. 22.86 ac.** Request rezoning from SR-2 Planned Unit Development (SR-2 PUD) to Cooper James Planned Unit Development (PUD); and to include in the PUD **a portion of 1664 Folly Rd, a portion of 1670 Folly Rd, 1718 Folly Rd and two parcels on Folly Rd (James Island) a portion of TMS# 4310100002, a portion of TMS# 4310100035, TMS# 3341000032, 034 & 052 – approx. 7.624 ac.** Request zoning to Cooper James Planned Unit Development (PUD). Zoned Special Management (S-3) and Community Commercial (CC) in Charleston County.  
Owner: Cooper James Investment Group, LLC  
Applicant: Seamon Whiteside & Associates, Inc.

### SUBDIVISIONS

1. **Brownwood Rd & Southwick Dr (Johns Island) TMS# 3130000336 & 2790000017 – 57.17 ac.** Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Harbor Homes  
Applicant: HLA, Inc. – Andy Smith
2. **A portion of 1664 Folly Rd, a portion of 1670 Folly Rd, 1718 Folly Rd, two parcels on Folly Rd, 1695 Old Military Rd and four parcels on Grimball Rd Ext (James Island) a portion of TMS# 4310100002, a portion of TMS# 4310100035, TMS# 3341000032, 034, 052, 4310000026, 4310100003, 024, 025 & 026 – approx. 30.49 ac.** Request subdivision concept plan approval. Zoning and rezoning to Planned Unit Development (PUD) pending.  
Owner: Cooper James Investment Group, LLC  
Applicant: Seamon Whiteside & Associates, Inc.

## **ZONINGS**

1. **1465 S Edgewater Dr (Edgewater Park – West Ashley) TMS# 3491300006 - 0.74 ac.** - Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
2. **2158 Pierpont Ave (Pierpont – West Ashley) TMS# 3530300148 - 0.20 ac.** - Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **PRELIMINARY & FINAL PLATS**

1. **1623 SECESSIONVILLE RD (JAMES ISLAND)** - TMS# 4270000075, 1.9 ac, 2 lots, SR-1. Preliminary subdivision plat under review.
2. **MAYBANK HWY (SHADE TREE APTS – JOHNS ISLAND)** - TMS# 3130000085, 21.976 ac, 4 tracts, SR-1/ND. Preliminary subdivision plat approved with conditions.
3. **58 SIMONS ST (NORTH CENTRAL – PENINSULA)** – TMS# 4631201142, 0.8 ac, 14 lots, DR-2F. Preliminary subdivision plat under review.
4. **CLAYBROOK ST/BROWNSWOOD RD (SWYGERT'S LANDING PHASE 2B & C – JOHNS ISLAND)** - TMS# 3120000050, 57 lots, C/ND. Preliminary subdivision plat under review.
5. **683 FORT SUMTER DR (JAMES ISLAND)** – TMS# 4260300015, 1.59 ac, 2 lots, SR-1 & LMK. Preliminary subdivision plat approved with conditions.
6. **FORTUNE LN (JAMES ISLAND)** – TMS# 3341500069, 1.8 ac, 2 lots, RR-1. Preliminary subdivision plat under review.
7. **CLAYBROOK ST/BROWNSWOOD RD (SWYGERT'S LANDING PHASE 2A)** - TMS# 3120000050, 17.75 ac, 46 lots, C/ND. Final subdivision plat approved.
8. **RUTHERFORD WAY (CAROLINA BAY PHASE 17C)** - TMS# 3090000054, 3.506 ac, 15 lots, PUD. Final subdivision plat approved.
9. **SAVANNAH HWY/CAROLINA BAY DR (CAROLINA BAY PHASE 19)** - TMS# 3070500001, 12.36 ac, 42 lots, PUD. Final subdivision plat approved.
10. **TOWNE ST (THE COTTAGES PHASE 2 AT JOHN'S RIVER CREEK – JOHNS ISLAND)** TMS# 3120000132, 5.463 ac, 12 lots, PUD. Final subdivision plat under review.

### **ROAD CONSTRUCTION PLANS**

1. **MAYBANK HWY (SHADE TREE APTS – JOHNS ISLAND)** - TMS# 3130000085, 21.976 ac, 4 tracts, SR-1/ND. Road construction plans under review.
2. **58 SIMONS ST (NORTH CENTRAL – PENINSULA)** – TMS# 4631201142, 0.8 ac, 14 lots, DR-2F. Road construction plans under review.
3. **CLAYBROOK ST/BROWNSWOOD RD (SWYGERT'S LANDING PHASE 2B & C – JOHNS ISLAND)** - TMS# 3120000050, 57 lots, C/ND. Road construction plans under review.
4. **LESESNE ST (DANIEL ISLAND PARCEL E PHASE 7)** – TMS# 2750000110, 14 ac, 28 lots, DI-R. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3787. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

# **CITY OF CHARLESTON PLANNING COMMISSION**

December 19, 2012 Meeting

## **Rezoning 1:**

### **Three parcels on Walter Dr & Cane Slash Rd (Johns Island)**

## **BACKGROUND**

The applicant is requesting a rezoning from Light Industrial (LI) to Single-Family Residential (SR-6) for three adjacent properties. The three properties, comprised of approximately 59.22 acres, are located at off Walter Drive between Maybank Highway and Cane Slash Road. The properties are surrounded by multiple zoning districts in the City and Charleston County including Light Industrial (LI), Business Park (BP), General Business (GB) and Single-Family Residential (SR-1). Surrounding uses include single-family homes, townhomes, retail, restaurant, storage units and warehouses and vacant (undeveloped) land. The subject properties are undeveloped and treed and contain ponds and wetlands.

For decades, in City and County plans, the area surrounding the subject properties has been considered a place where needed services and businesses could occur without encroaching further into rural areas of Johns Island. The Light Industrial and commercial zoning districts in this area allowed many types of uses and has worked well for most of the properties. Much of the acreage of the three properties included in the current rezoning request contain natural areas that may not be completely compatible with industrial and commercial uses and the SR-6 will allow residential uses that allow more flexible use of the land.

## **CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** recommends consideration of the character of neighborhoods when looking at rezoning requests. The subject properties are included in an area of the City that the Century V Plan designates as Job Center, but many uses, both suburban commercial and suburban residential, already exist in the area. Given the limitations of the land in the subject properties, a reduction in intensity of land use (allowed in SR-6) in this location is compatible with the surrounding area.

## **STAFF RECOMMENDATION**

APPROVAL

### Rezoning 1

Three parcels on Walter Dr & Cane Slash Rd (Johns Island)

TMS# 3130000054, 056 & 057

59.22 ac.

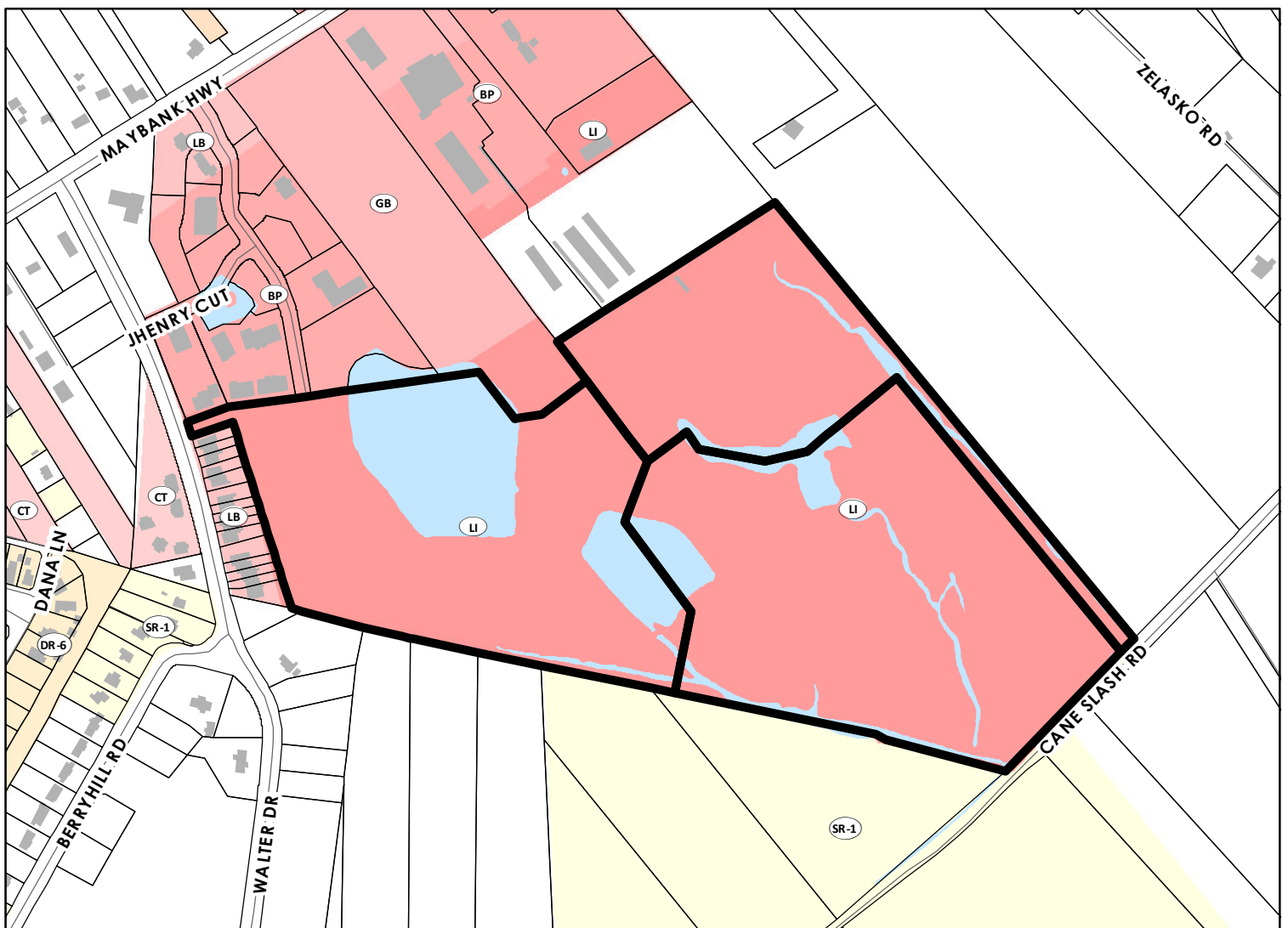
Request rezoning from Light Industrial (LI) to  
Single-Family Residential (SR-6).

Owner: JI Development Venture, LLC  
Applicant: HLA, Inc.

Area



Location



# **CITY OF CHARLESTON PLANNING COMMISSION**

December 19, 2012 Meeting

## **Rezoning 2, 3 & 4 :**

### **19, 25 & 35 Folly Road Boulevard (West Ashley)**

## **BACKGROUND**

The applicant is requesting a rezoning from General Business (GB) to Mixed-Use Workforce Housing (MU-2/WH) for three adjacent properties. The three properties, comprised of approximately 5.62 acres, are located at the intersection of Albemarle Road and Folly Road Boulevard. The properties are surrounded mostly by GB zonings and Mixed Use/Workforce Housing (MU-1/WH) zoning. The property to the east (separated by SC Highway 61 connector overpass) is largely marsh and zoned Conservation (C). The adjacent properties to the west across Albemarle Road are vacant while a variety of uses and building types are located to the north and south. Surrounding uses include multi-family residential, offices and retail (mainly across Folly Road Boulevard). Nearby property to the south contains a segment of the West Ashley Greenway and a Charleston Water System (CWS) pump station. Further south along Albemarle Road are the ball fields and track used by Porter Gaud School.

The neighborhood surrounding the subject parcel is located near downtown Charleston in a part of West Ashley where several major roads converge including US Highway 17 (Savannah Highway), South Carolina Highway 61 and SC Highway 171 (Folly Road). Several new office buildings and condo buildings have grown up among the school, greenway, restaurants, marina, offices, hotels and retail stores in this area. The largest of the three subject properties is occupied by a large one-story building that has had a variety of uses over the years; most recently a fitness gym. The other two properties also contain an existing towing company.

In 2006, the Mixed Use/Workforce Housing (MU-1/WH & MU-2/WH) districts were created to provide more incentive for mixed use development with diverse housing options in appropriate areas of the City. The districts provide incentives to encourage a mixture of uses and promote a mixture of housing opportunities within a single project through rental and homeowner programs aimed at specific income levels. The district requires a minimum 15% of Workforce Housing units for projects that include 5 or more residential units. The permitted uses in the MU-2/WH zoning district are the same as those allowed in the GB district. The permitted uses in the MU-1/WH zoning district are the same as those allowed in the Limited Business (LB) district; which has limitations on hours of operation for commercial uses and would allow many of the businesses typical to the neighborhood.

Since the creation of the Mixed Use/ Workforce Housing districts, these have been the predominantly recommended zoning for Mixed Use zoning requests. The property across Albemarle Road from the subject property was rezoned from GB to MU-1/WH in August, 2011.

### **CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** encourages redevelopment of infill sites and encourages mixed-use development in appropriate locations. The subject property is included in an area of the City that the Century V Plan designates as an Urban Center. The City has preferred Mixed Use/Workforce Housing zoning districts over the Mixed Use districts since 2006. Given the more urban, mixed-use condition surrounding this site and the need for housing in this area, the **MU-2/WH** zoning meets the objectives of the plan.

### **STAFF RECOMMENDATION**

APPROVAL

### Rezoning 2

19 Folly Rd Blvd (West Ashley)

TMS# 4211100063

0.40 ac.

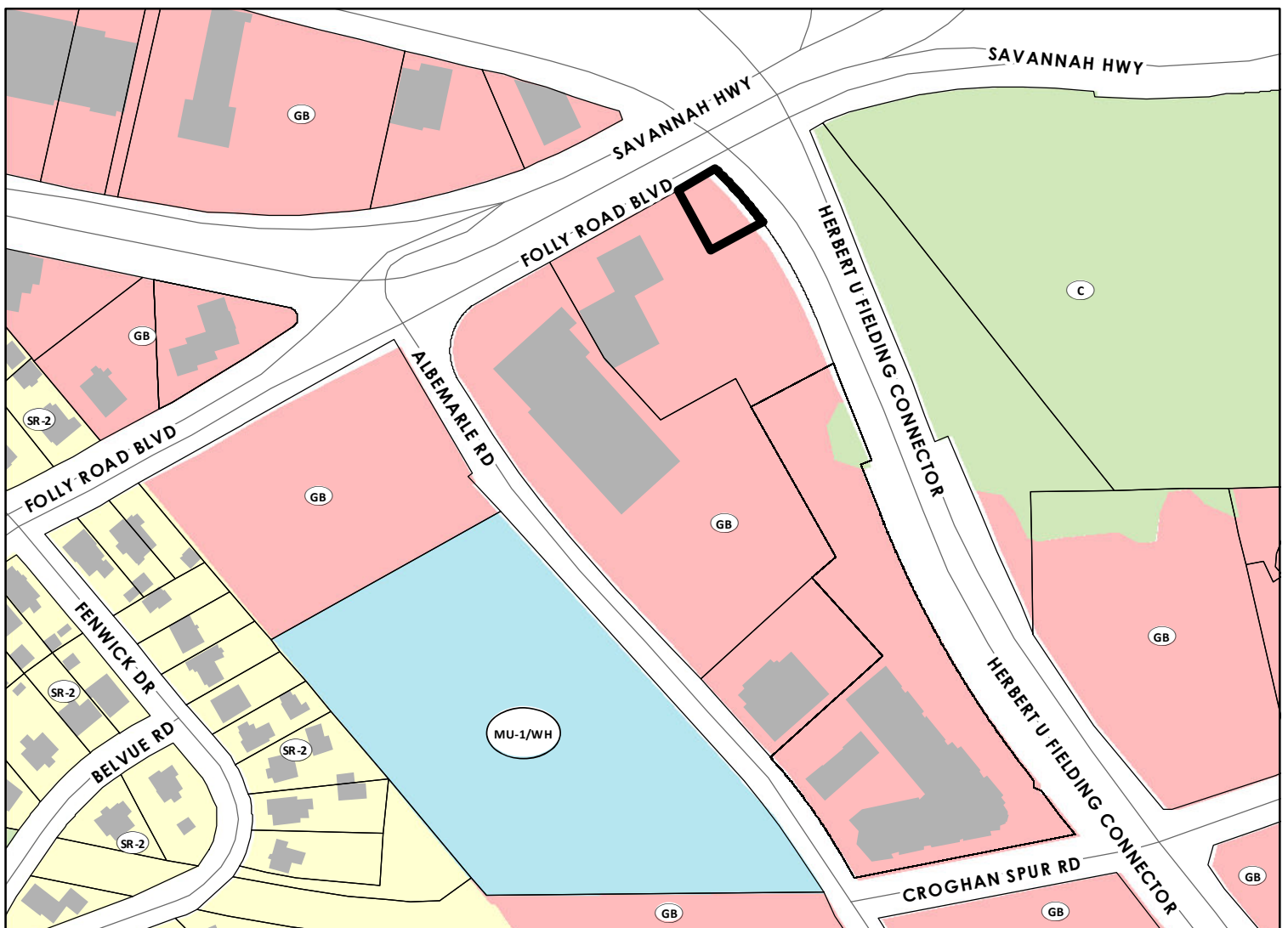
Request rezoning from General Business (GB) to  
Mixed-Use Workforce Housing (MU-2/WH).

Owners: Werner G. Burky c/o Howell & Associates  
Applicant: Thomas & Hutton – Tony Woody

### Area



### Location





### Rezoning 3

25 Folly Rd Blvd (West Ashley)

TMS# 4211100058

1.78 ac.

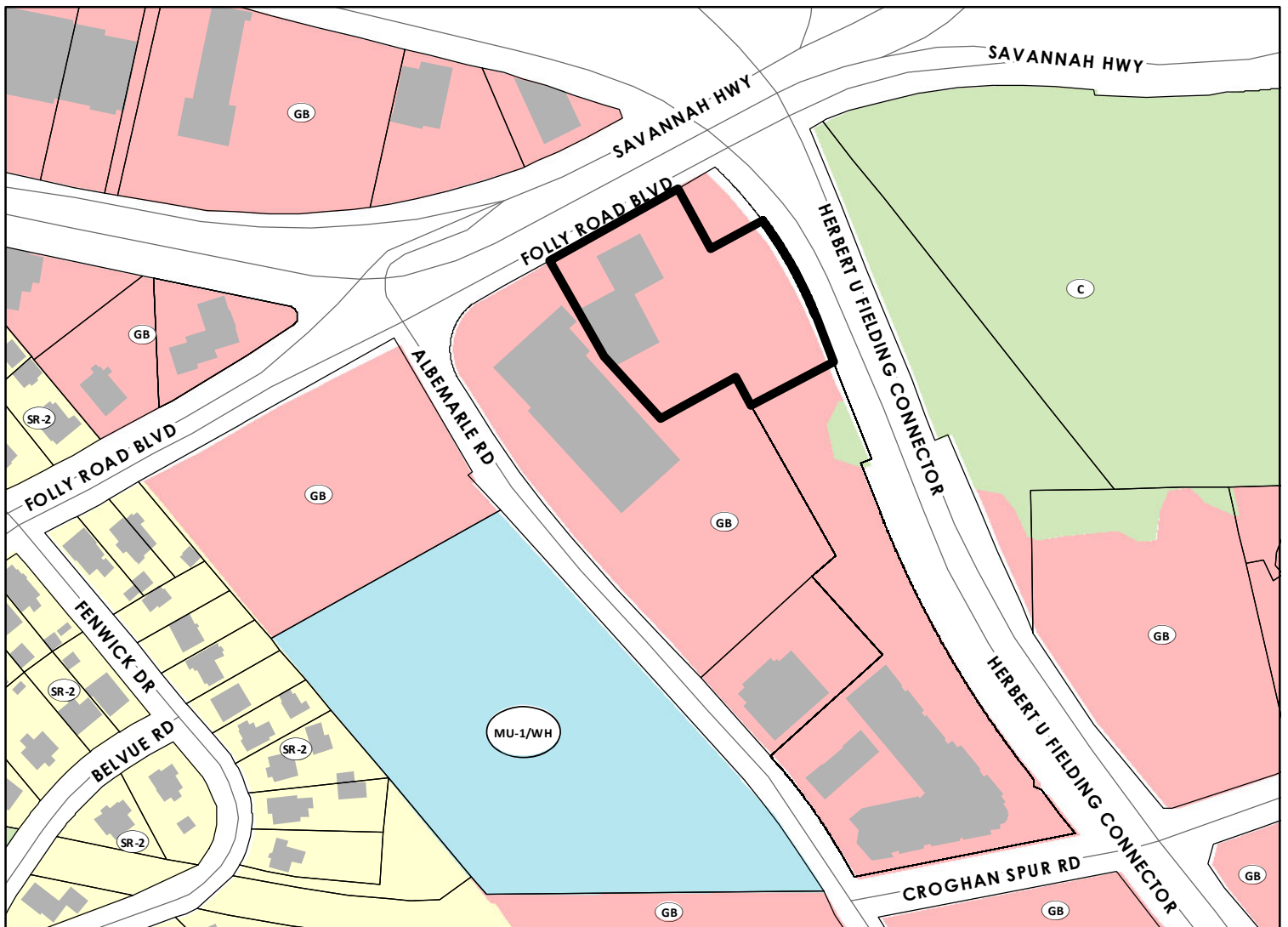
Request rezoning from General Business (GB) to  
Mixed-Use Workforce Housing (MU-2/WH).

Owners: Werner G. Burky c/o Howell & Associates  
Applicant: Thomas & Hutton – Tony Woody

Area



Location



### Rezoning 4

35 Folly Rd Blvd (West Ashley)

TMS# 4211100057

3.44 ac.

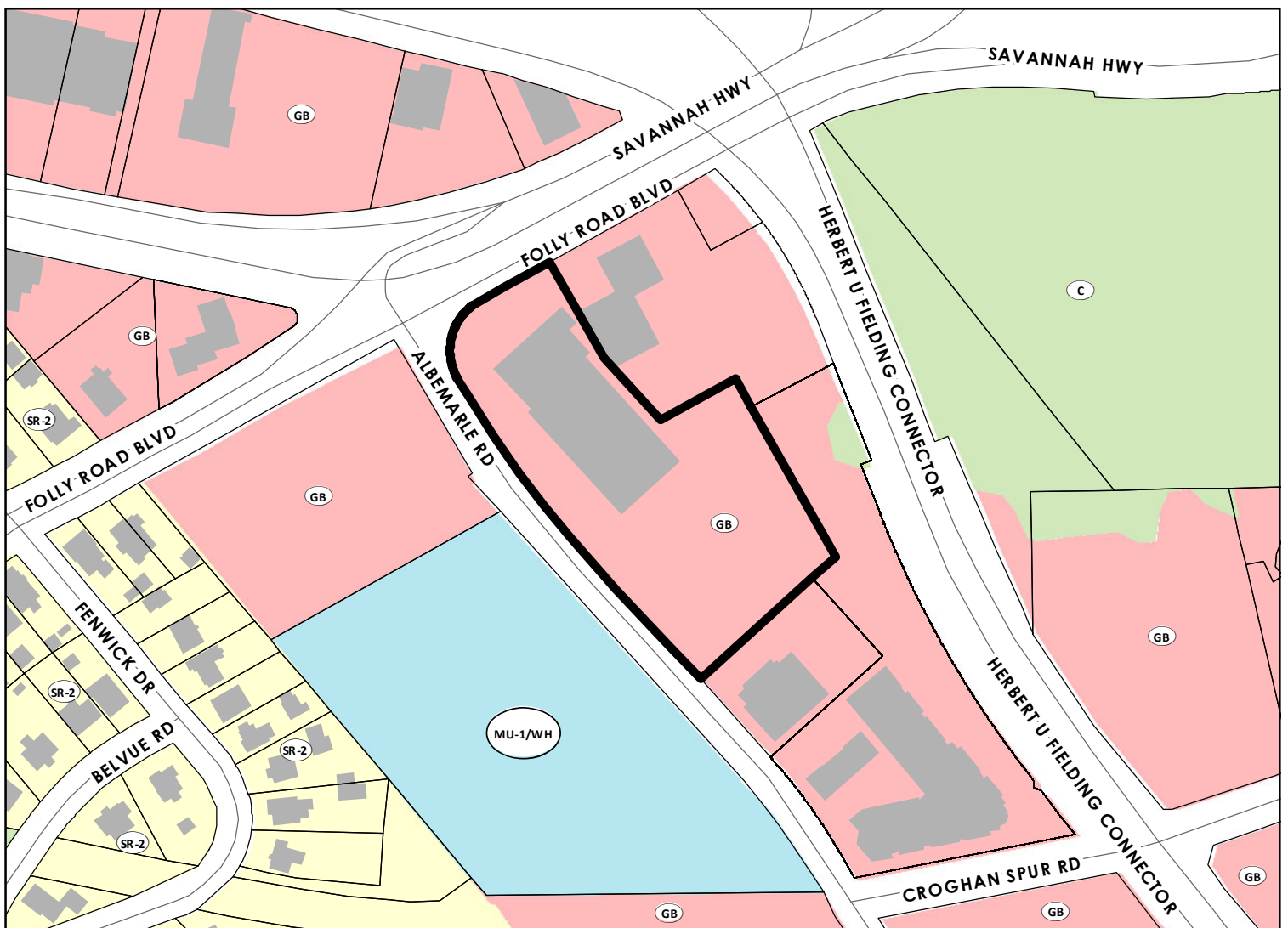
Request rezoning from General Business (GB) to  
Mixed-Use Workforce Housing (MU-2/WH).

Owners: Albemarle Associates of Mt. Pleasant, LLC  
Applicant: Thomas & Hutton – Tony Woody

Area



Location



**CITY OF CHARLESTON  
PLANNING COMMISSION**

December 19, 2012 Meeting

**Rezoning/Zoning 5:**

**1695 Old Military Road and four parcels on Grimball Road Ext (Rezoning)  
and  
A portion of 1664 Folly Road, a portion of 1670 Folly Road, 1718 Folly Road and two  
parcels on Folly Road (Zoning)  
(James Island)**

**BACKGROUND**

The applicant is requesting both rezoning and zoning approval for the subject properties. Several properties were annexed in 2005 and zoned Planned Unit Development (SR-2 PUD) in 2007 (no development occurred). The remaining properties are currently going through the annexation process which will be completed prior to final zoning approval by City Council. The owners are requesting a comprehensive Planned Unit Development (PUD) zoning for all properties.

The proposed 30.49-acre "Cooper James PUD" is bound by Folly Road to the west, Grimball Road Extension to the north, Old Military Road to the east and Ocean Neighbors subdivision to the south. The surrounding area includes single-family residential and commercial uses. The subject properties include vacant land, commercial uses and several properties are currently used for an automotive salvage yard.

The PUD plan proposes multi-family (apartments) and mixed commercial uses. The PUD will allow flexibility in design to work around the site's natural features and surrounding development. The total number of residential units shall not exceed 294 (PUD net density = 10.36 units/acre). Residential buildings will be clustered to provide accessible common spaces and to work around trees and wetlands. A sidewalk/trail system will link common spaces/park areas to the residential areas. Two commercial pods are proposed in the PUD plan as well. The northernmost "Core Commercial" pod will allow uses comparable the City's General Business zone district and the southernmost "Neighborhood Commercial" pod will permit uses comparable to the City's Limited Business zone district. The PUD will include buffers along Grimball Road Ext, wetlands/critical area buffers and 50ft - 80ft buffers adjacent to the Ocean Neighbors subdivision. The PUD will include internal drives and will provide connectivity throughout the development with limited points of access along Folly Road and Grimball Road Ext; no vehicular connection will be made to Old Military Road. The PUD will provide a minimum of 6.10 acres of open space which will include a minimum of 1.52 acres of usable open space for active/recreational uses.

A copy of the Cooper James PUD Development Guidelines and Master Plan are included with this agenda packet.

### **CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** encourages redevelopment of infill sites and encourages mixed-use development in appropriate locations. The subject property is adjacent to a highway with a mix of suburban development. The suburban development proposed for the infill site has good connectivity to the street network and access to public transit. The subject property is included in an area of the City that the Century V Plan designates as an Rural based on the original Urban Growth Boundary set forth in City/County plans in 2000. Since 2000, the UGB was removed from Charleston County plans. The existing context is more suburban than rural with little opportunity for preservation of rural character in this particular area. Given the surrounding context, the site's infill condition and the need to accommodate growth in this area, the proposed PUD zoning meets the objectives of the plan.

### **STAFF RECOMMENDATION**

APPROVAL WITH CONDITIONS

### Rezoning 5

1695 Old Military Rd and four parcels on Grimball Rd Ext (James Island) TMS# 4310000026, 4310100003, 024, 025 & 026 – approx. 22.86 ac. Request rezoning from SR-2 Planned Unit Development (SR-2 PUD) to Cooper James Planned Unit Development (PUD); and to include in the PUD a portion of 1664 Folly Rd, a portion of 1670 Folly Rd, 1718 Folly Rd and two parcels on Folly Rd (James Island) a portion of TMS# 4310100002, a portion of TMS# 4310100035, TMS# 3341000032, 034 & 052 – approx. 7.624 ac.

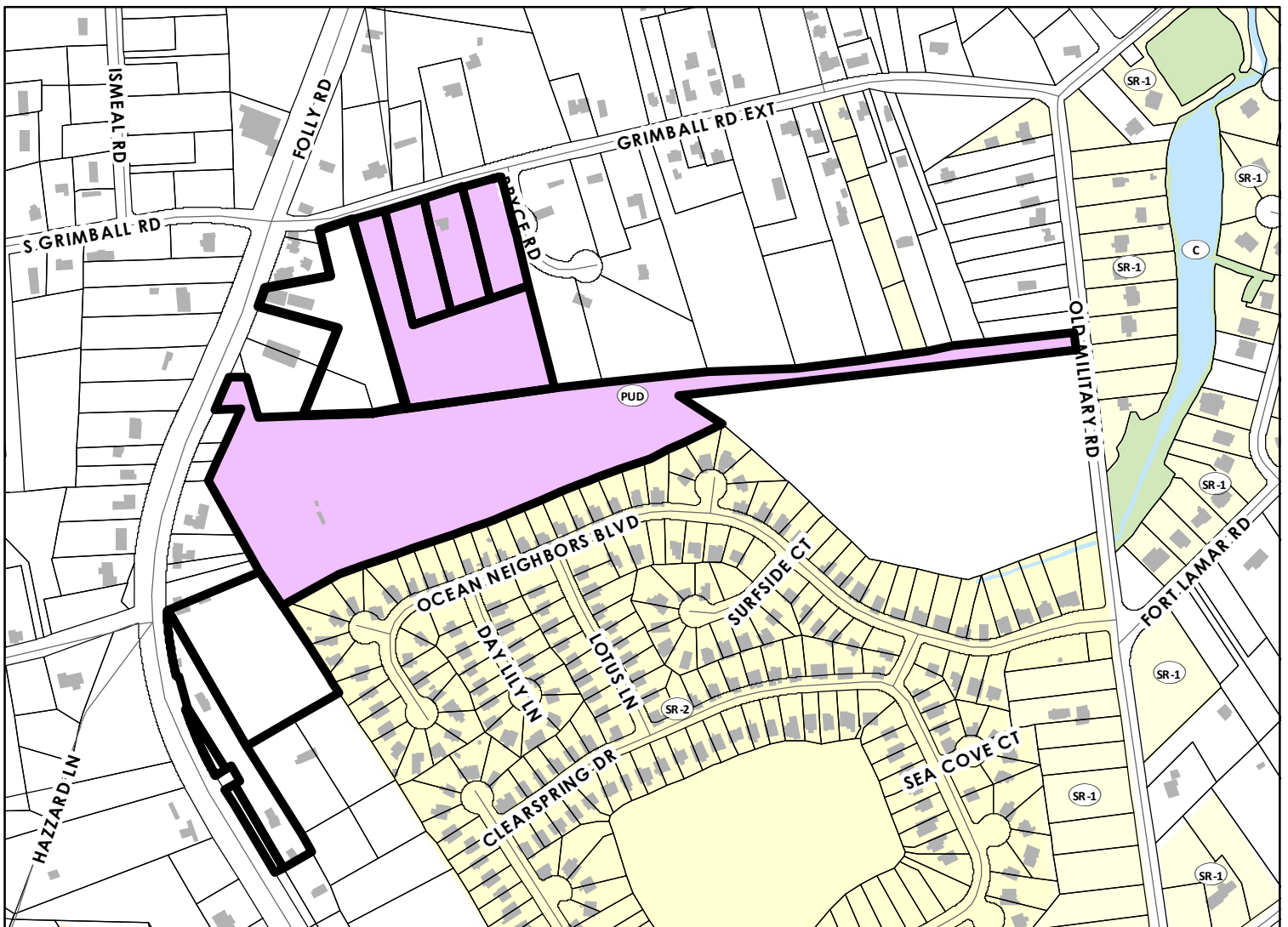
Request zoning to Cooper James Planned Unit Development (PUD). Zoned Special Management (S-3) and Community Commercial (CC) in Charleston County.

Owner: Cooper James Investment Group, LLC  
Applicant: Seamon Whiteside & Associates, Inc.

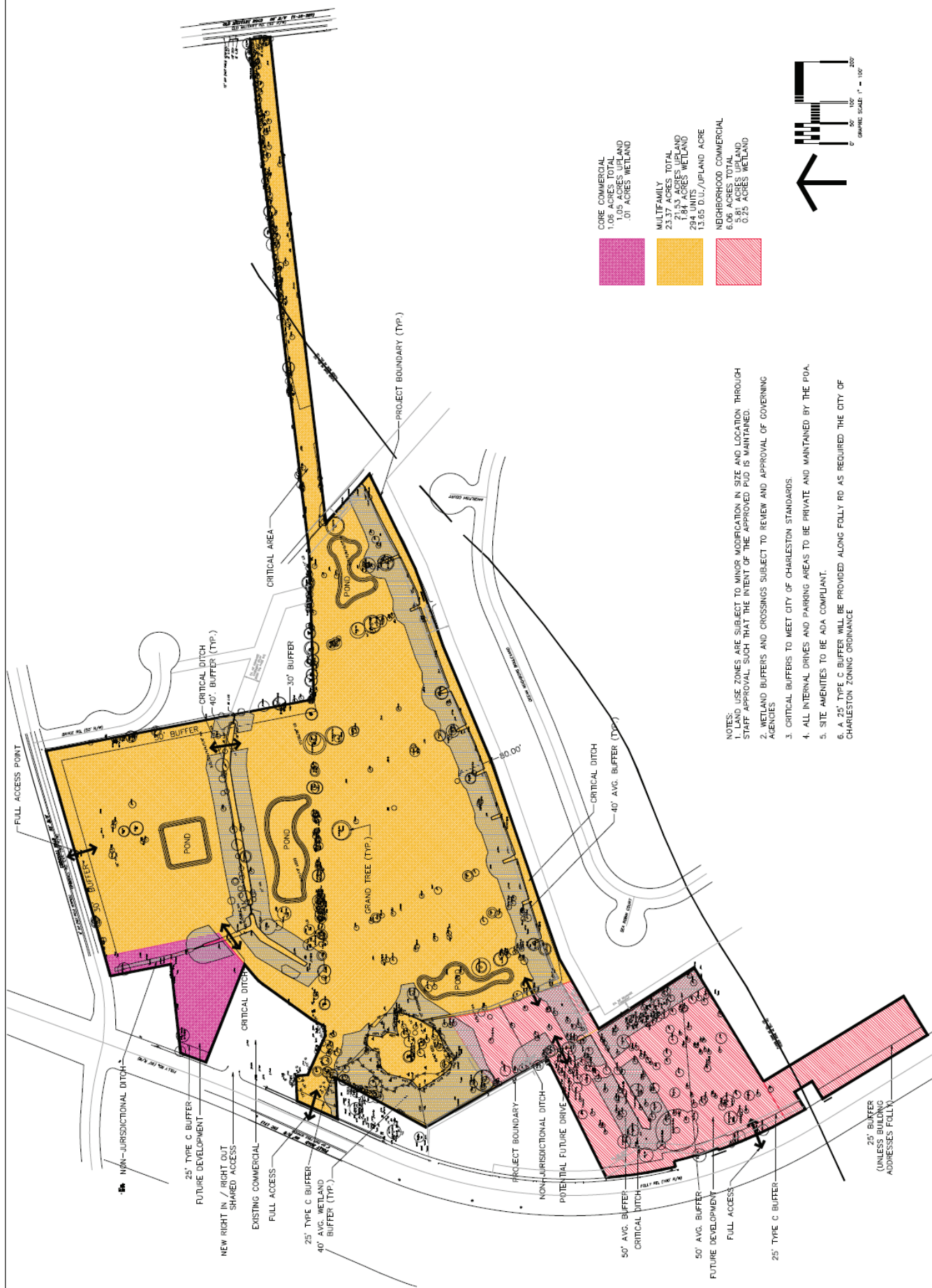
### Area



### Location









**CITY OF CHARLESTON  
PLANNING COMMISSION**

December 19, 2012 Meeting

**Subdivision 1:**

**Concept Plan**

**Brownswood Road and Southwick Drive  
(Fenwick Hills - Johns Island)**

**BACKGROUND**

The applicant is requesting subdivision concept plan approval for 55.710 acres on Brownswood Road and Southwick Drive. This property is adjacent to the existing Fenwick Hills neighborhood and is a wooded site with a couple of small non-jurisdictional wetlands. The proposed development plan is for approximately 161 single-family lots (net density = 3.0 units/acre; SR-1 allows 4.8 units/acre). The development will occur in three phases and will include public streets connecting from Brownswood Road to Southwick Drive (which connects to Maybank Highway), new HOA detention ponds, relocated sewer and power easements and street stubs to adjacent parcels that may be developed in the future. The City's Technical Review Committee (TRC) reviewed the conceptual subdivision for compliance with City standards. Application will be made to the Board of Zoning Appeals – Site Design for a limited number of grand tree removals. The results of the BZA-SD review may slightly impact the maximum number of lots and require minor shifts to the plan layout.

The property is zoned Single Family Residential (SR-1) and the surrounding area includes small single-family residential lots and larger, more rural, single-family residential lots.

**STAFF RECOMMENDATION**

APPROVAL WITH CONDITIONS



### Subdivision 1

Brownswood Rd & Southwick Dr (Johns Island)

TMS# 3130000336 & 2790000017

57.17 ac.

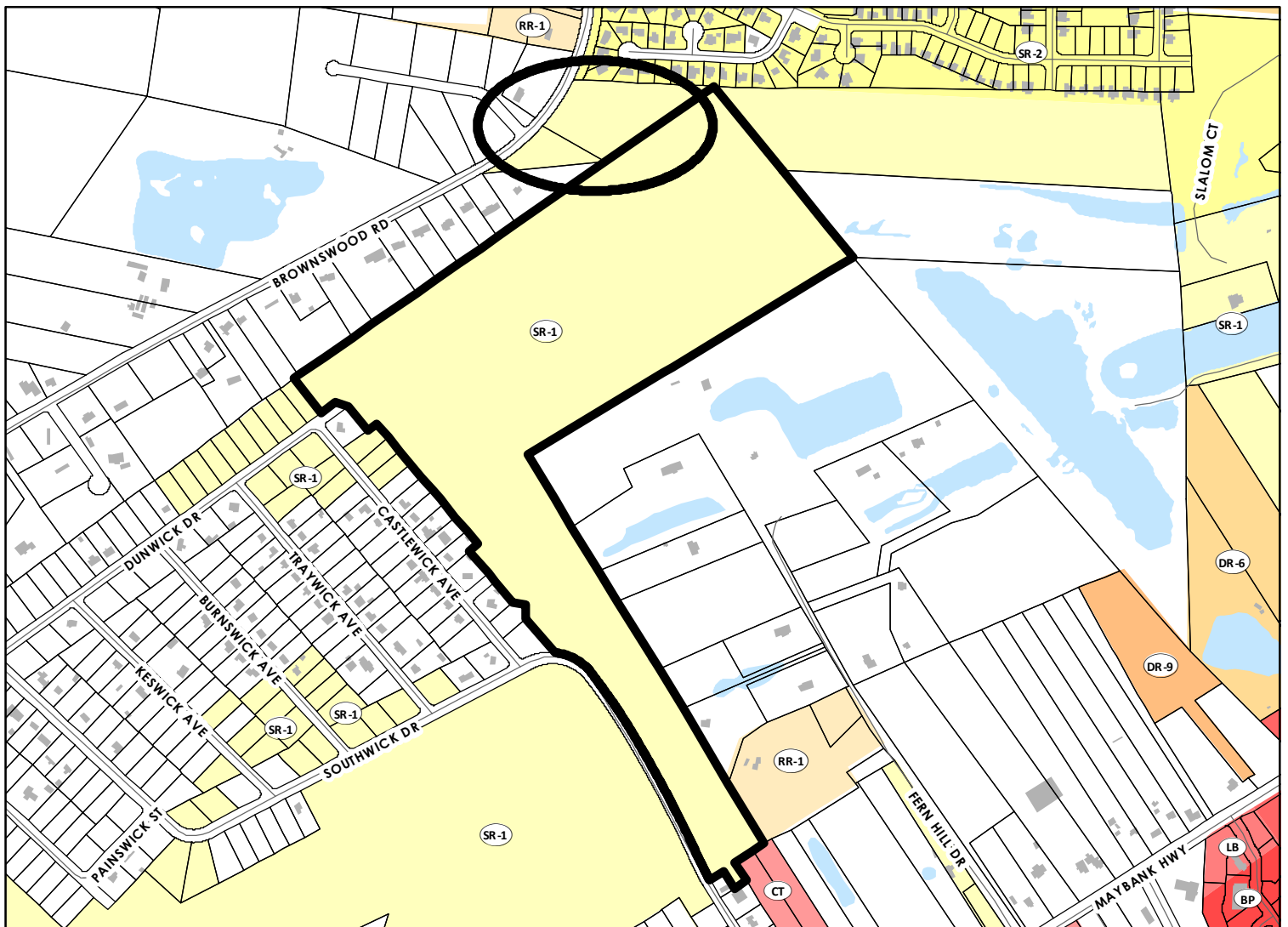
Request subdivision concept plan approval.  
Zoned Single-Family Residential (SR-1).

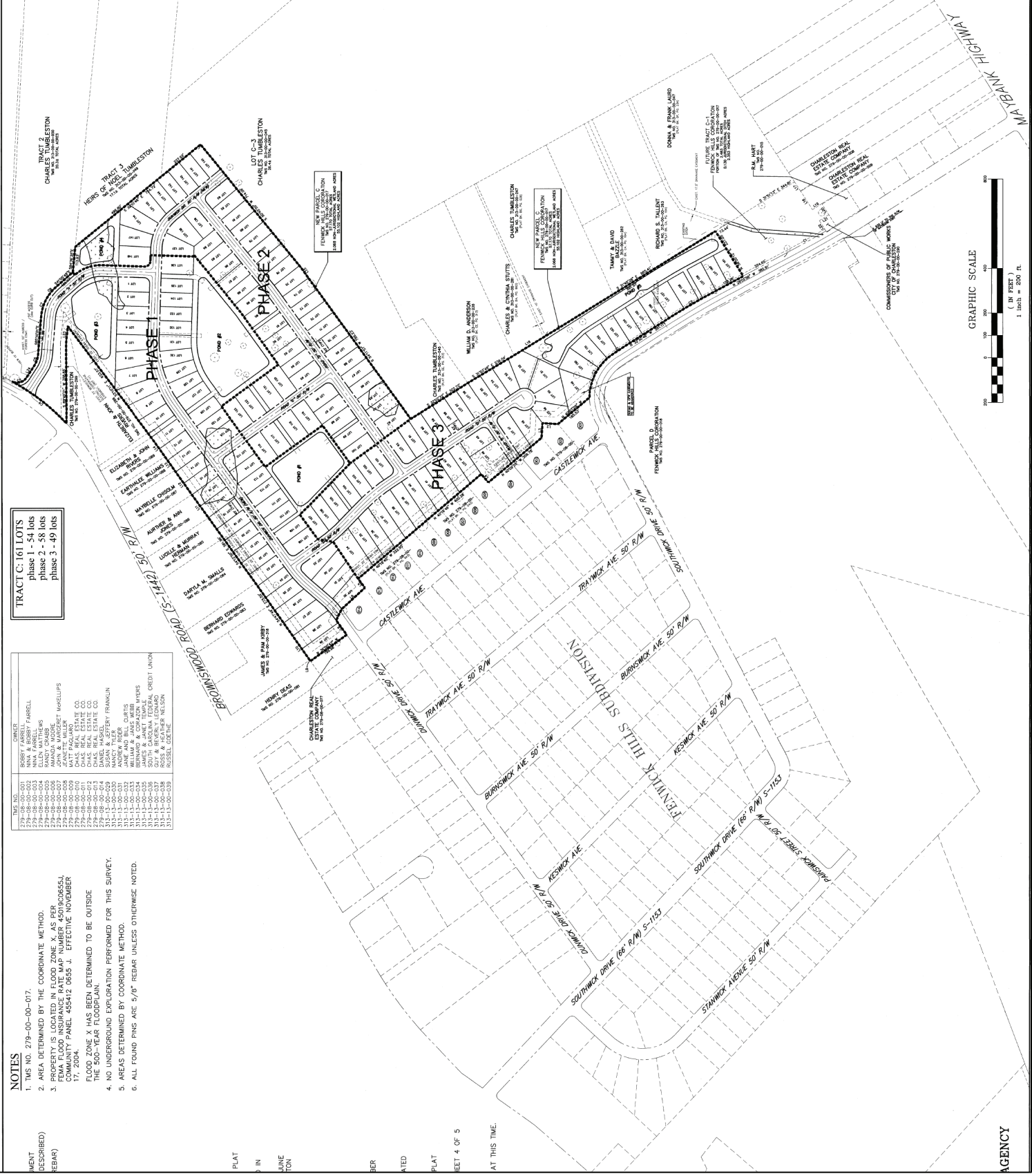
Owner: Harbor Homes  
Applicant: HLA, Inc. – Andy Smith

Area



Location





TRACT C: 161 LOTS  
phase 1 - 54 lots  
phase 2 - 58 lots  
phase 3 - 49 lots

TRAC	OWNER
279-08-00-001	JOHN F. FARRELL
279-08-00-002	JOHN F. FARRELL
279-08-00-003	JOHN F. FARRELL
279-08-00-004	JOHN F. FARRELL
279-08-00-005	JOHN F. FARRELL
279-08-00-006	JOHN F. FARRELL
279-08-00-007	JOHN F. FARRELL
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279-08-00-126	JOHN F. FARRELL
279-08-00-127	JOHN F. FARRELL
279-08-00-128	JOHN F. FARRELL
279-08-00-129	JOHN F. FARRELL
279-08-00-130	JOHN F. FARRELL
279-08-00-131	JOHN F. FARRELL
279-08-00-132	JOHN F. FARRELL
279-08-00-133	JOHN F. FARRELL
279-08-00-134	JOHN F. FARRELL
279-08-00-135	JOHN F. FARRELL
279-08-00-136	JOHN F. FARRELL
279-08-00-137	JOHN F. FARRELL
279-08-00-138	JOHN F. FARRELL
279-08-00-139	JOHN F. FARRELL
279-08-00-140	JOHN F. FARRELL
279-08-00-141	JOHN F. FARRELL
279-08-00-142	JOHN F. FARRELL
279-08-00-143	JOHN F. FARRELL
279-08-00-144	JOHN F. FARRELL
279-08-00-145	JOHN F. FARRELL
279-08-00-146	JOHN F. FARRELL
279-08-00-147	JOHN F. FARRELL
279-08-00-148	JOHN F. FARRELL
279-08-00-149	JOHN F. FARRELL
279-08-00-150	JOHN F. FARRELL
279-08-00-151	JOHN F. FARRELL
279-08-00-152	JOHN F. FARRELL
279-08-00-153	JOHN F. FARRELL
279-08-00-154	JOHN F. FARRELL
279-08-00-155	JOHN F. FARRELL
279-08-00-156	JOHN F. FARRELL
279-08-00-157	JOHN F. FARRELL
279-08-00-158	JOHN F. FARRELL
279-08-00-159	JOHN F. FARRELL
279-08-00-160	JOHN F. FARRELL
279-08-00-161	JOHN F. FARRELL

- NOTES
1. TMS NO. 279-00-00-017.
  2. AREA DETERMINED BY THE COORDINATE METHOD.
  3. PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4501900654, COMMUNITY PANEL 455412 0655 J, EFFECTIVE NOVEMBER 2005.
  4. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
  5. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
  6. AREAS DETERMINED BY COORDINATE METHOD.
  7. ALL FOUND PINS ARE 5/8" REDAR UNLESS OTHERWISE NOTED.

# **CITY OF CHARLESTON PLANNING COMMISSION**

December 19, 2012 Meeting

## **Zonings 1 & 2:**

### **Multiple Recently Annexed Properties**

#### **BACKGROUND**

The following zoning items are located in West Ashley and were annexed in December, 2012. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing neighborhoods.

<b><u>Zoning Item</u></b>	<b><u>Property Address</u></b>	<b><u>Acres</u></b>	<b><u>Land Use</u></b>	<b><u>Previous Zoning</u></b>	<b><u>Recommended Zoning</u></b>
1.	1465 S Edgewater Dr	0.74	Single-Family Residential	R-4	SR-I
2.	2158 Pierpont Ave	0.20	Single-Family Residential	R-4	SR-I

#### **STAFF RECOMMENDATION**

APPROVAL ON ITEMS 1 & 2

### Zoning 2

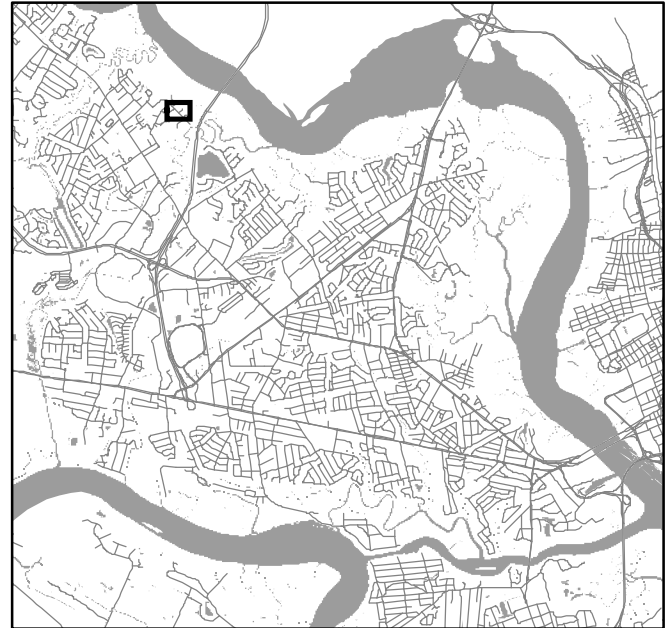
2158 Pierpont Ave (Pierpont – West Ashley)

TMS# 3530300148

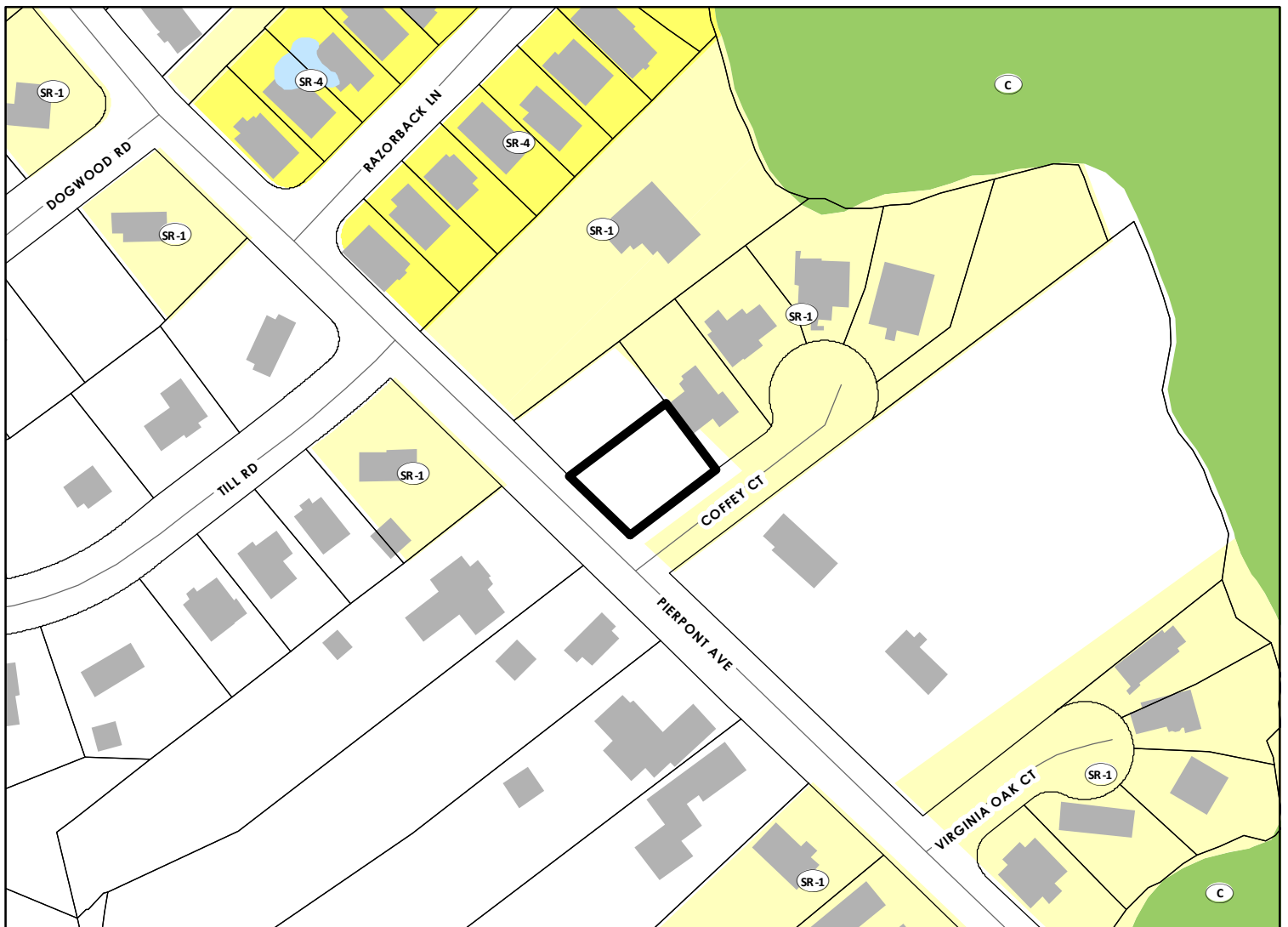
0.20 ac.

Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4) in Charleston County.

### Area



### Location



### Zoning 1

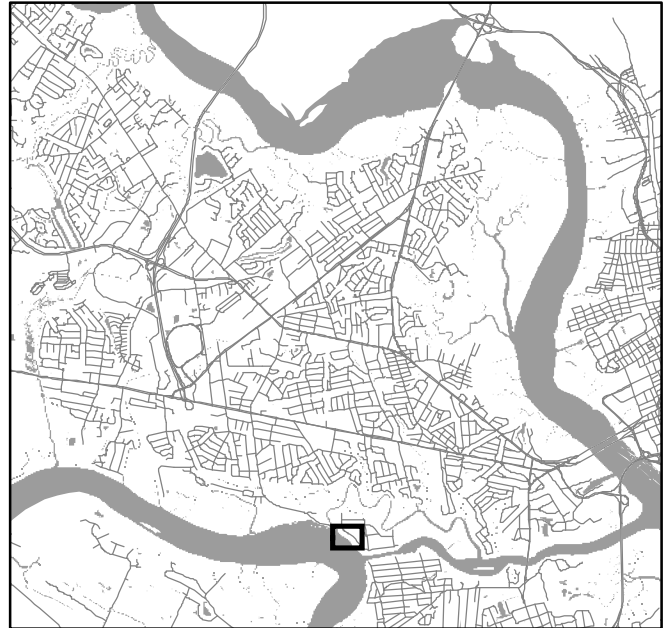
1465 S Edgewater Dr (Edgewater Park – West Ashley)

TMS# 3491300006

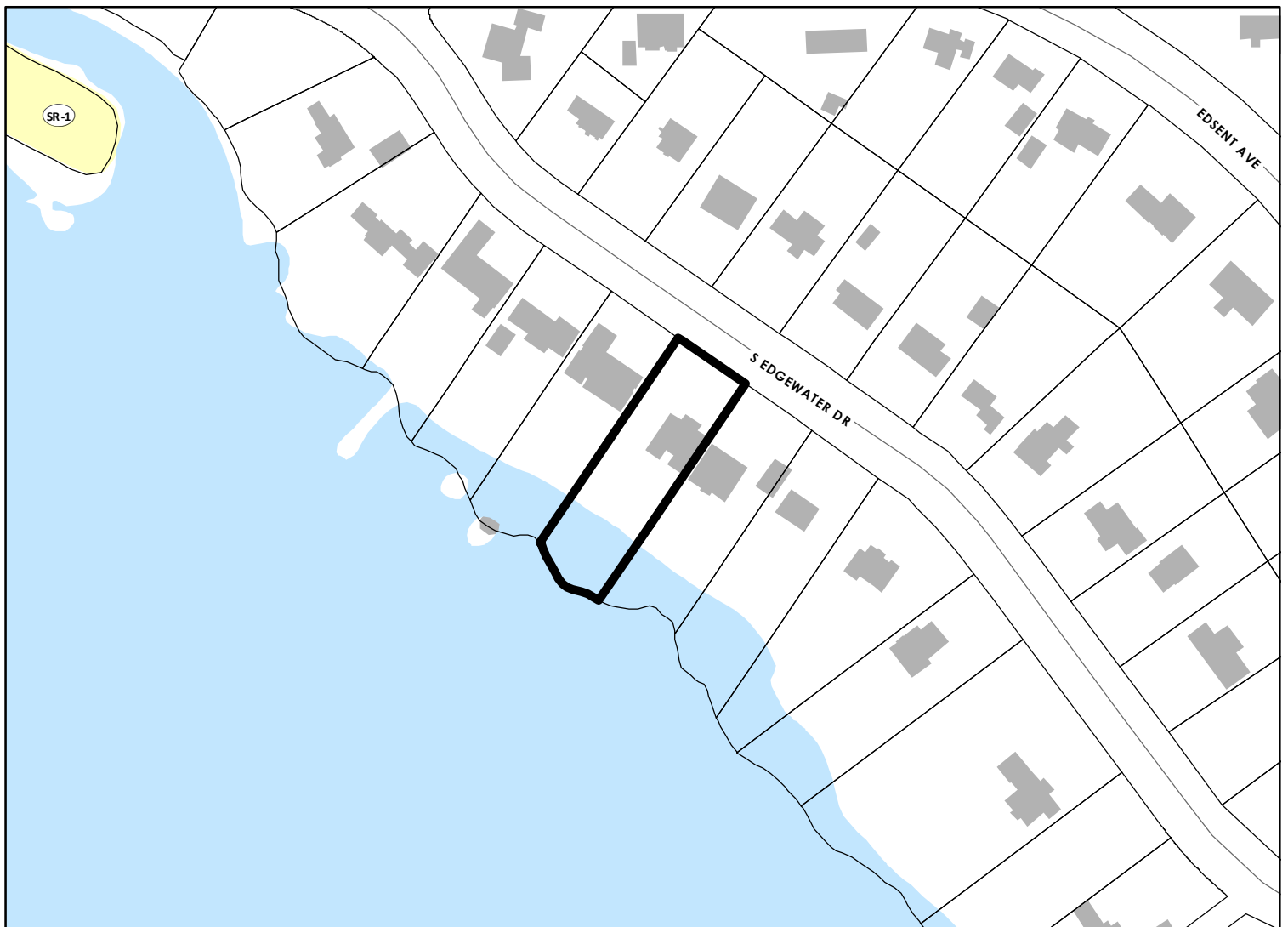
0.74 ac.

Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4) in Charleston County.

Area



Location





# CITY OF CHARLESTON PLANNING COMMISSION

December 19, 2012

## REPORT OF THE TECHNICAL/SUBDIVISION REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### PRELIMINARY & FINAL PLATS

1. **1623 SECESSIONVILLE RD (JAMES ISLAND)** - TMS# 4270000075, 1.9 ac, 2 lots, SR-1. Preliminary subdivision plat under review.
2. **MAYBANK HWY (SHADE TREE APTS – JOHNS ISLAND)** - TMS# 3130000085, 21.976 ac, 4 tracts, SR-1/ND. Preliminary subdivision plat approved with conditions.
3. **58 SIMONS ST (NORTH CENTRAL – PENINSULA)** – TMS# 4631201142, 0.8 ac, 14 lots, DR-2F. Preliminary subdivision plat under review.
4. **CLAYBROOK ST/BROWNSWOOD RD (SWYGERT'S LANDING PHASE 2B & C – JOHNS ISLAND)** - TMS# 3120000050, 57 lots, C/ND. Preliminary subdivision plat under review.
5. **683 FORT SUMTER DR (JAMES ISLAND)** – TMS# 4260300015, 1.59 ac, 2 lots, SR-1 & LMK. Preliminary subdivision plat approved with conditions.
6. **FORTUNE LN (JAMES ISLAND)** – TMS# 3341500069, 1.8 ac, 2 lots, RR-1. Preliminary subdivision plat under review.
7. **CLAYBROOK ST/BROWNSWOOD RD (SWYGERT'S LANDING PHASE 2A)** - TMS# 3120000050, 17.75 ac, 46 lots, C/ND. Final subdivision plat approved.
8. **RUTHERFORD WAY (CAROLINA BAY PHASE 17C)** - TMS# 3090000054, 3.506 ac, 15 lots, PUD. Final subdivision plat approved.
9. **SAVANNAH HWY/CAROLINA BAY DR (CAROLINA BAY PHASE 19)** - TMS# 3070500001, 12.36 ac, 42 lots, PUD. Final subdivision plat approved.
10. **TOWNE ST (THE COTTAGES PHASE 2 AT JOHN'S RIVER CREEK – JOHNS ISLAND)** TMS# 3120000132, 5.463 ac, 12 lots, PUD. Final subdivision plat under review.

### ROAD CONSTRUCTION PLANS

1. **MAYBANK HWY (SHADE TREE APTS – JOHNS ISLAND)** - TMS# 3130000085, 21.976 ac, 4 tracts, SR-1/ND. Road construction plans under review.
2. **58 SIMONS ST (NORTH CENTRAL – PENINSULA)** – TMS# 4631201142, 0.8 ac, 14 lots, DR-2F. Road construction plans under review.
3. **CLAYBROOK ST/BROWNSWOOD RD (SWYGERT'S LANDING PHASE 2B & C – JOHNS ISLAND)** - TMS# 3120000050, 57 lots, C/ND. Road construction plans under review.
4. **LESESNE ST (DANIEL ISLAND PARCEL E PHASE 7)** – TMS# 2750000110, 14 ac, 28 lots, DI-R. Road construction plans under review.